



APPROVED MINUTES

SUNNYVALE PLANNING COMMISSION

The Planning Commission met in regular session in the Council Chambers, City of Sunnyvale, 456 W. Olive Avenue, Sunnyvale, CA on **May 8, 2006** at 8:00 p.m. with Chair Hungerford presiding over the meeting.

ROLL CALL

Members Present: Chair Charles Hungerford; Vice Chair James Fussell; Commissioner Laura Babcock; Commissioner David Simons; Commissioner Larry Klein; and Commissioner Brandon Sulser

Members Absent: none

Staff Present: Gerri Caruso, Principal Planner; Kathryn Berry, Senior Assistant City Attorney; Kelly Diekmann, Associate Planner; and Debbie Gorman, Recording Secretary

SCHEDULED PRESENTATION

None

PUBLIC ANNOUNCEMENTS

CITIZENS TO BE HEARD

Harriet Rowe, resident of Sunnyvale, said she attended the Study Session this evening with the Planning Commission and wanted to encourage the Planning Division to continue speaking up about integrating and connecting different developments that are built next to each other (i.e. pedestrian pathways between the developments). She said it is important to encourage the neighborhoods to be friendly with each other and not be separate.

APPROVAL OF MINUTES of April 24, 2006.

ACTION: Comm. Sulser made a motion to approve the minutes of the Planning Commission meeting of April 24, 2006 as amended. Comm. Klein seconded. Motion carried, 5-0-1, Vice Chair Fussell abstaining.

PUBLIC HEARINGS/GENERAL BUSINESS

1. **2006-0069 – KB Home** [Applicant] **Anthony R Marques Trustee** [Owner]: Application for related proposals on a 3.6-acre site located at **1168 Aster Avenue** (near Lawrence Expressway) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/Medium-Density Residential/Planned Development) Zoning District. (Mitigated Negative Declaration) (APN: 213-01-015) SL; **(Staff requests continuance to June 12, 2006)**

- **Special Development Permit** to allow 80 condominium units,
- **Tentative Map** to subdivide one lot into 80 condominium units and 12 common lots.

ACTION: Vice Chair Fussell made a motion on 2006-0069 to continue this item to May 22, 2006. Comm. Sulser seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is continued to May 22, 2006.

2. **2006-0153 – Classic Communities** [Applicant] **Batton Associates, LLC** [Owner]: Application for related proposals on a 1.3-acre site located at **1049 Kiel Court** (near Weddell Dr) in an M-S/ITR/R-3/PD (Industrial & Service/Industrial to Residential/ Medium-Density Residential/ Planned Development) Zoning District. (APN: 110-14-144) KD;
(Continued from April 24, 2006)

- Special Development Permit to allow 30 stacked flats and 4 townhouse units totaling 34 units on a 1.3 acre site,
- Parcel Map to subdivide one lot for condominium units and one common area.

ACTION: Comm. Simons made a motion on 2006-0153 to approve the Special Development Permit and Tentative Map with modified conditions: to modify Condition of Approval (COA) 1.E.h removing the recommendation for a “32 unit design maximum” and adding that the maximum deviation should be 7 parking spaces and for the applicant to work with staff to incorporate up to 5 additional parking spaces; to delete COA 5.A entirely; to delete COA 5.B.3; to delete COA 5.B.4; to modify COA 5.B.5 to read “Continue to develop the window interest for the buildings in terms of size, number, and placement on the facades of both the flats and duets with an emphasis on the upper levels and providing for light access for review and final approval by the Director of Community Development; to delete COA 5.B.6; to delete COA 5.B.7; to delete COA 5.B.8; to delete COA 5.B.9; to modify COA 9.A removing the reference to the spa, and modifying the language to read “Prior to the issuance of a building permit, provide a modified landscape plan that includes a hardscaped gathering multi-use area”; to modify COA 9.B removing the wording “and improvements for a bocce ball court”; to modify COA 9.M to include the language “large species native trees as appropriate for the site”; to add a new COA 12.G that each unit shall be assigned one fully enclosed garage; to modify COA 13.A to include that the location of the bicycle parking spaces are “within a high visibility area on the site.” Comm. Babcock seconded. Motion carried unanimously, 6-0.

APPEAL OPTIONS: This item is appealable to City Council no later than May 23, 2006.

3. Planning Commission Attendance at City Council Meetings

Gerri Caruso reviewed the upcoming Council items to determine if a representative of the Planning Commission would be attending.

She said that on **May 9, 2006** that the Council will be hearing the **Zoning Tools for Homeownership** item that was heard by the Commission on April 24, 2006. She said that the Commission had previously decided that representation was not needed on this item.

She said on **May 16, 2006** the Planning Commission will have a Joint Study Session with the City Council in the West Conference Room at 5:30 p.m.

She said on **June 13, 2006** the City Council will be hearing an appeal of a Variance for a site located at **734 Ashbourne Drive** that was considered by the Planning Commission on April 24, 2006. Chair Hungerford said that this date is too far off at this time to determine whether a representative would be attending.

NON-AGENDA ITEMS AND COMMENTS

- COMMISSIONERS ORAL COMMENTS
- STAFF ORAL COMMENTS

Ms. Caruso introduced and welcomed our new Senior Assistant City Attorney, **Kathryn Berry**, and said this has been her first meeting with the Planning Commission. Ms. Caruso said she will working with the Planning Division on land use issues.

City Council Meeting Report

Ms. Caruso reported that on April 25, 2006 the City Council heard an application for a Special Development Permit for a site located at **595 Lawrence Expressway**. The Council approved the application with conditions.

Other Staff Oral Report - None

INFORMATION ONLY ITEMS

ADJOURNMENT

With no further business, the Commission meeting was adjourned at 9:55 p.m.

Respectfully submitted,

Gerri Caruso
Principal Planner